

FOR SALE

Offers in the Region Of £199,950 Freehold



## Falconwood Drive, St Fagans, Cardiff. CF5 4SE

- FREEHOLD
- ALLOCATED PARKING SPACE
- WEST-FACING REAR GARDEN
- uPVC DOUBLE GLAZING
- CLOSE TO ST FAGANS VILLAGE
- 2 BEDROOMS
- MODERN KITCHEN
- FRONT GARDEN
- GAS CENTRAL HEATING
- CLOSE TO CULVERHOUSE CROSS



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## PROPERTY DESCRIPTION

MR HOMES are delighted to represent our clients in bringing to market FOR SALE this ideal starter home or perfect choice for downsizers in the much sought-after location of St Fagans. The property benefits from an allocated parking space to the front as well as a low-maintenance front garden and enclosed west-facing rear garden which is approximately half patio laid to paving slabs and half laid to lawn with a newly installed garden shed. The modern fitted kitchen provides the perfect space for preparing meals which can then be enjoyed in the Living Room/Diner or al fresco in the pleasant, private rear garden. Upstairs the property has two bedrooms, with the current owners utilising the second bedroom as a home office. The bathroom is a clean, fresh space with a panelled bath with shower attachment.

Moreover, the property benefits from gas central heating and uPVC double glazing throughout. Location is a major selling point of this property: The centre of St Fagans village is nearby with the St Fagans National Museum of History just over a mile away and Culverhouse Cross Retail Park is easily accessible too with it being under 1.5 miles to the south of the property. This means of course that there is also easy access to the city's major roads, including the A48 and A4232, variously providing access to Cardiff city centre and Penarth to the east and the M4 to the north. The property is also well serviced by public transport with stops for Cardiff Bus Route 13 into the city centre just metres from your front door.

Closer to home are green open spaces perfect for dog walking or enjoying with friends and family, and within comfortable walking distance (well under ten minutes) there is a parade of shops including a florist, post office and convenience store. Do not delay and book your viewing today for what will undoubtedly prove to be an extremely popular property.





## ROOM DESCRIPTIONS

### Outside Front

Allocated parking space directly in front of the property laid to block paving; front garden laid to stone chippings; low border wall with capping stones; path leading to front door laid to paving slabs; meter cupboards; outside light

### Entrance Hallway

3' 8" x 8' 0" (1.12m x 2.44m) Accessed via uPVC front door with obscured DG panel; laminate flooring; radiator; RCD Consumer Unit; open plan to Kitchen; door leads to Living Room/Diner

### Kitchen

7' 11" x 7' 11" (2.41m x 2.41m) Laminate flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with stainless steel splash back; integrated electric fan-assisted oven; space and plumbing for washing machine; space for under counter fridge; space for free-standing fridge/freezer; gas central heating boiler: Ideal Independent Combi 24; uPVC DH window to front

### Living Room / Diner

11' 11" x 16' 9" (3.63m x 5.11m) Laminate flooring; radiator; carpeted stairs rise to first floor; uPVC DG window to rear; uPVC door with DG panel provides access to Rear Garden

### First Floor Landing

5' 10" x 3' 9" (1.78m x 1.14m) Carpeted; access to both Bedrooms and Family Bathroom

### Bedroom 1

8' 9" MIN x 12' 1" MAX (2.67m MIN x 3.68m MAX) Carpeted; radiator; uPVC DG window to rear

### Bedroom 2

6' 9" MAX x 10' 6" (2.06m MAX x 3.20m) PLUS STORAGE CUPBOARD Carpeted; radiator; uPVC DG window to front

### Bathroom

4' 11" x 7' 6" (1.50m x 2.29m) Vinyl flooring; partly tiled walls; matching white suite consisting of pedestal wash hand basin with separate hot and cold taps; WC; panelled bath with mixer tap and shower attachment; shower curtain rail; uPVC obscured DG window to front

### Rear Garden

Accessed via the Living Room/Diner; enclosed on all sides, including new fencing to the side owned by the property; patio area laid to paving slabs; area to rear laid to lawn; timber shed



**Council Tax:** Band C

N/A

**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

**Mobile Signal**

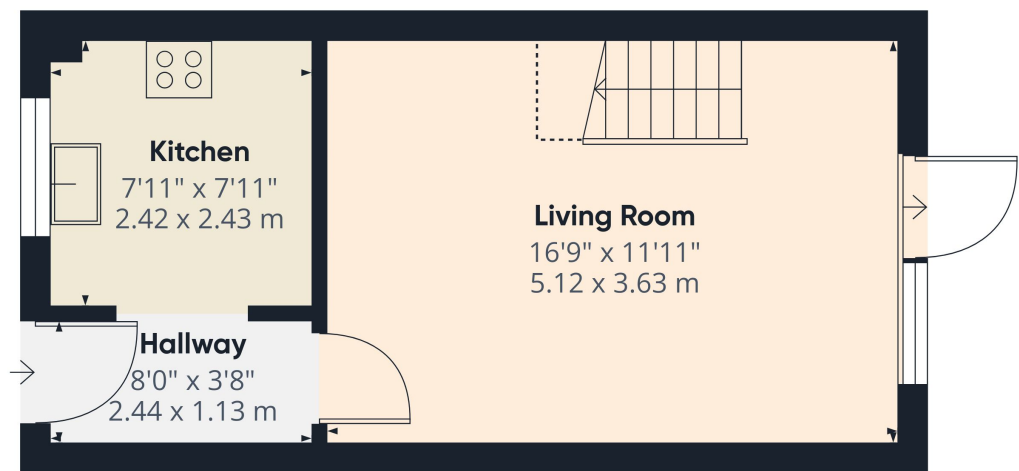
Please see Ofcom coverage checkers

**Construction Type**

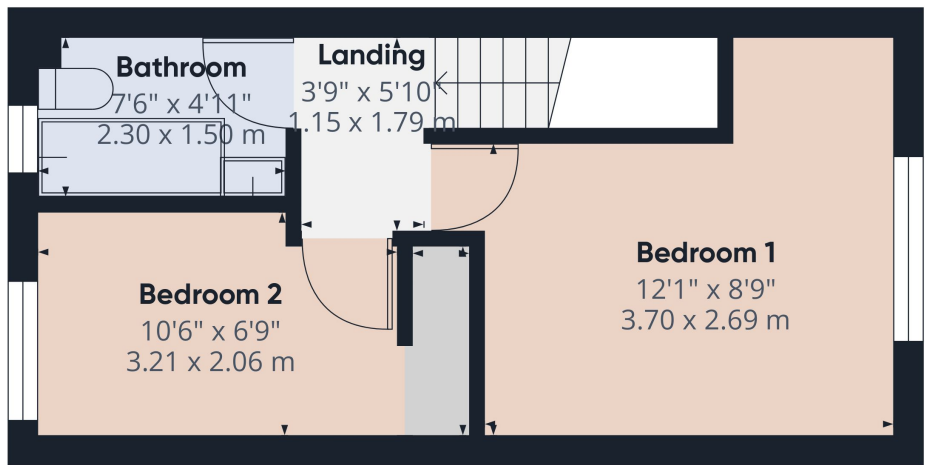
Standard







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
560 ft<sup>2</sup>  
52 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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